

THE VILLAGE OF ALLEN PARK

SOUTHFIELD ROAD, JUST OFF OF I-94
ALLEN PARK, MICHIGAN 48101

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PROPERTY INFORMATION

Shopping Center Size (Phase I)	16,000 SF (Divisible)
Shopping Center Size (Phase II)	10,900 SF (Divisible)
Lease Rate	\$35.00 PSF/NNN
NNN Charge's	TBD
Pad Site (Proposed Bank)	3,000 SF
Land Lease/Build-to-Suit Rate	Contact Broker
1.90 Acres Pad Site (Restaurant)	6,400 SF
Land Lease/Build-to-Suit Rate	Contact Broker
Parking	See attached site plan

DEMOGRAPHICS (FIVE MILE RADIUS)

Population	287,745 people
Households	112,972 homes
Average Household Income	\$58,132/annually
Employees	125,056 employees

PROPERTY ADDRESS

16630 Southfield Road
Allen Park, Michigan 48101

PROPERTY HIGHLIGHTS

Fantastic retail center planned for delivery in the near future.

The development will join the neighboring Hampton Inn and Holiday Inn Express hotels.

Roush Industries facility, with 750 employees, is operating on-site.

Ford Motor Company World Headquarters is located just north of this project.

Close proximity to three colleges including University of Michigan (Dearborn Campus).

Site offers a pad site for a freestanding restaurant user at the main entrance. Tremendous synergy in the marketplace with a strong national retail presence.









DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2021 Projection	13,169	119,438	282,768
2016 Estimate	13,359	121,310	287,745
2010 Census	13,627	124,434	297,667
Growth 2016-2021	-1.42%	-1.54%	-1.73%
Growth 2010-2016	-1.97%	-2.51%	-3.33%

HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2021 Projection	5,379	48,400	111,025
2016 Estimate	5,455	49,176	112,972
2010 Census	5,552	50,461	116,729
Growth 2016 - 2021	-1.39%	-1.58%	-1.72%
Growth 2010 - 2016	-1.75%	-2.55%	-3.22%
Owner Occupied	4,479	37,483	81,308
Renter Occupied	976	11,693	31,664
2016 Avg Household Income	\$64,637	\$57,957	\$58,132
2016 Med Household Income	\$55,000	\$47,997	\$45,854

2016 HOUSEHOLDS BY HOUSEHOLD INC			
<\$25,000	979	11,996	30,051
\$25,000 - \$50,000	1,527	13,501	30,635
\$50,000 - \$75,000	1,150	10,488	22,033
\$75,000 - \$100,000	913	6,479	14,001
\$100,000 - \$125,000	462	3,524	8,124
\$125,000 - \$150,000	236	1,466	3,522
\$150,000 - \$200,000	94	1,263	2,977
\$200,000+	94	458	1,628

DAYTIME EMPLOYMENT	# OF BUSINESSES			# OF EMPLOYEES		
	1 - MILE	3 - MILE	5 - MILE	1 - MILE	3 - MILE	5 - MILE
TOTAL BUSINESSES	647	3,709	10,743	4,701	39,593	125,056
Retail	105	549	1,632	935	6,539	19,960
Wholesale	7	86	300	24	840	2,820
Hospitality & Food Service	54	285	802	961	4,817	14,829
Real Estate, Renting, Leasing	11	108	345	59	552	2,888
Finance & Insurance	59	255	797	264	1,202	5,749
Information	11	50	163	61	255	1,519
Scientific & Technology Services	52	252	873	203	1,537	7,162
Management of Companies	0	2	5	0	6	15
Health Care & Social Assistance	152	1,028	2,727	836	8,884	21,919
Education Services	9	88	273	219	3,047	9,063
Public Administration & Sales	14	37	214	133	763	4,200
Arts, Entertainment, Recreation	8	46	121	135	4,345	5,486
Utilities	0	3	9	0	44	106
Admin Support & Waste Management	24	106	329	69	486	5,043
Construction	35	225	568	201	1,151	2,991
Manufacturing	24	115	317	143	2,783	14,447
Agriculture, Mining, Fishing	1	6	10	7	64	111
Other Services	81	468	1,258	451	2,278	6,748

